Open Space/Land swap proposal on the table

From B1

"It was like taking a torch to the situation. Section 16 set the thing on fire," said Pikes Peak Area Trails Coalition Director Dan Cleveland. "You've got this piece of parkland that everybody's enjoying, people can get to it within minutes, and all of a sudden it's threatened. My phone's been ringing nonstop for six months."

The subsequent rush to defend Section 16 has brought attention to the broader issue of open space in general. But efforts are moving in several directions at once.

The governments of Colorado Springs, Manitou Springs and El Paso County, for example, each are working together and separately on open space.

First, the together part: On behalf of the three local governments, El Paso County has asked the Great Outdoors Colorado Commission, dispenser of state lottery proceeds, for $1.7 million, to help buy Section 16, valued at $2.9 million to $3.4 million.

It will be a tough sell. The commission has just $4.25 million to dispense statewide for open space this year.

Meanwhile, the county and Colorado Springs are forming a joint task force to explore ways to find money to buy and maintain open space.

Then there are the separate efforts: The Colorado Springs City Council has ordered its planning staff to develop a master plan for open space.

The county, too, is working on its own open-space master plan.

Government isn't the only player. An unlikely coalition of business and environmental interests, organized under the banner TOPS (Trails, Open space and Parks), is seeking a public vote on a special sales tax to raise money to buy Section 16 and other undeveloped parcels.

After getting nowhere with the El Paso County commission, the group last week took the idea to the Colorado Springs and Manitou Springs city councils. The Colorado Springs council will decide Aug. 8 whether to include the tax proposal on its November ballot; Manitou Springs will decide Aug. 15.

At the moment, however, center stage is held by a proposal that is itself so complicated that government officials are still trying to digest it. The six-sided deal, proposed by Colorado Springs developer Mark Morley, has county officials intrigued but some open-space advocates outraged.

Like a four-team deal on draft day, Morley's complex series of land sales and swaps among himself, the county, and state and federal governments would give everybody involved something they want. The U.S. Forest Service would get land for its forest system. The state would get land it could add to a state park. The county would get the Forest Service's Black Forest Regional Park, plus a key stretch of eagerly desired land to help complete the Santa Fe Trail, plus ownership of two-thirds of Section 16.

Morley would get the remaining third — 200 acres of prime foothills home sites.

Officially, the El Paso County commission is opposed to developing any part of Section 16. But that was before Morley came along.

"We're looking at it. We're seeing if it's a viable proposal," said county parks Director Kurt Schroeder.

Surprisingly, so is the Pikes Peak Area Trails Coalition. For now, it is aligned with a loose confederation of outdoor groups calling itself Section 16 Intact, which opposes any development of the tract. But coalition director Cleveland is double-checking that stand with his membership. Some are thinking, he said, that Morley's complex swap proposal could be a safer bet than a go-for-broke campaign for a new tax.

And even if the tax is approved, open space is not cheap.

It has taken Jefferson and Boulder counties and the city of Boulder more than 20 years and hundreds of millions of tax and lottery dollars to assemble nearly 86,000 acres of open space. That's an area equivalent to about three-fourths of the city of Colorado Springs. Last fall, Douglas County voters approved an open-space sales tax expected to generate nearly $2 million a year, and officials there plan to buy up scenic tracts under development pressure.

In Colorado Springs, the proposed 0.16 percent sales tax (16 cents on a $100 purchase) would raise as much as $6 million in its first year — nearly twice the amount needed to buy all of Section 16.

Regardless of whether Section 16 is preserved through taxation, trade or other means, the groundswell of interest should galvanize an open-space constituency that will last beyond the decision on the tract's fate, Cleveland said.

"Section 16 is only going to be the first one," he said. "It's got a lot of people's interest in open space up. After this is resolved, I would hope the open-space issue wouldn't go away."

It probably won't. Already another open-space fight is taking shape.

A Dallas company wants to build luxury apartments on 85 acres in Colorado Springs' southwestern foothills, 1½ miles from the Pike National Forest. Alarmed neighbors vow to fight the plan and are trying to raise $9 million to buy the land from its owner, the Myron Stratton estate, before the developer can complete a deal.

FOR THE RECORD

VOLUNTEERS

The Volunteer Center is a service of the Pikes Peak United Way. It offers information and referral services on 200 agencies to prospective volunteers.

Community organizations needing volunteer help can contact the center. More information is available at 632-1543.

The **1995 Day of Caring** will be held Aug. 9. Volunteer groups or individuals of all ages and skills are needed.

The **Center on Fathering** needs volunteers to serve as role models and offer new perspectives and experiences. Assistance is also needed in the office.

The **Colorado Springs Parks and Recreation Department** needs volunteers to assist the physically challenged with water safety.

Chins-Up needs adults to volunteer for a minimum of three hours per week for one year to be friends to youths ages 8 to 18.

The **4th Judicial District Courthouse** needs bailiffs, court clerk aides, data entry clerks, file clerks, greeters and receptionists.

The **American Cancer Society** needs people to assist the volunteer coordinator in special projects and events and help with office work. Also, help is needed with retail sales at the Discovery Shop.

Southern Colorado AIDS Project needs volunteers for a variety of tasks including helping clients and their families, education, speaker's bureau and various planning committees.

Uplift Awareness Center "Full Circle" needs female volunteers to work three to four hours on Thursdays, helping the "house mom" with a variety of duties and assisting incoming individuals with orientation.

The Salvation Army needs canteen servers to help feed the homeless.

Partners In Housing needs a receptionist.

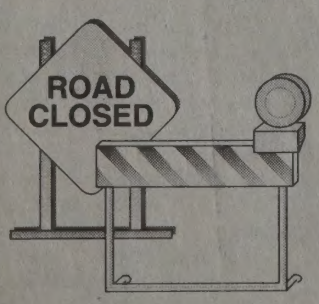
El Paso County Environmental Health Department needs a skilled receptionist to work two to four hours on Thursdays.

ROADWORK

Colorado Department of Transportation crews are scheduled to work on the following projects at the specified times:

■ **U.S. Highway 24 from Eighth Street west for 3.25 miles to Ridge Street** — Alternate right and left lane closures in each direction from 7 p.m. to 5:30 a.m. Sunday through Thursday. Uneven lanes will exist and motorcyclists should use extreme caution when changing lanes. The project is expected to be complete by Aug. 31.

■ **I-25 at Woodmen Road** — construction continues with intermittent lane closures from 7 p.m. to 5:30 a.m. Sunday through Thursday.



The city of Colorado Springs Street Division will work on the following streets through Friday:

■ **Fetterman Drive** from Moffat Circle to Palmer Park Boulevard

■ **Martin Drive** from Osgood Road to Moffat Circle

■ **Galley Road** from Galley Square to Powers Boulevard

■ **Galley Square** from Galley Road to the north end

■ **Galley Place** from Galley Road to the north end

■ **Bijou Street** from Arrawanna Street to Union Boulevard

■ **Brook Park Drive** from Dublin Boulevard to Dominion Way

■ **Dominion Way** from Academy Boulevard to Lehman Drive

■ **Citadel Drive North** from Reinhardt Drive to Portal Drive West

■ **Citadel Drive North** from Portal Drive West to Santa Rosa Street

■ **Carefree Circle North** from Powers Boulevard to Peterson Road

■ **Carefree Circle South** from Rio Vista Drive to Oro Blanco Drive

■ **Peterson Road** from Carefree Circle North to south end

■ **Maizeland Road** from Circle Drive to Academy Boulevard

■ **Meadowlark Lane** from Paseo Road to Van Buren Street

■ **Wren Drive** from Paseo Road to Van Buren Street

■ **Jay Place** from Lark Drive to Van Buren Street

■ **Lark Drive** from Paseo Road to Van Buren Street

■ **Hutton Lane** from Broadmoor Avenue to Pourtales Drive

■ **Broadmoor Avenue** from Second Street to Berthe Circle

■ **Foote Avenue** from Boulder Street to Willamette Avenue

■ **Dale Street** from Institute Street to Prospect Street

■ **Arcadia Place** from Dale Street to north and south ends

■ **Institute Street** from San Miguel Street to Colesnest Drive

OBITUARIES

WESLEY WARREN "BUD" C retired civil service worker at the A emy, died July 29, 1995, in Colorado Springs.

Friends may call from 4 to 8 p.m. Tuesday at Swan-Law Funeral Directors, 501 N. Cascade Ave. The funeral will be held at 1 p.m. Wednesday at Memorial Gardens Chapel, 3825 Airport Road, with the Rev. Warren Scandrett officiating. Burial will be at Memorial Gardens Cemetery.

Mr. Cox was born March 31, 1925, in Daykin, Neb., to Luke and holm) Cox.

He had been a resident of the are

Mr. Cox served in the Marines d War II and was awarded the Purpl wounds received in the battle for

He is survived by his former wi friend, Hattie F. "Fi" Moses; a son Colorado Springs; five sisters, Iren ver, Alice Schlife of Chester, Neb., of Beatrice, Neb., Beverly Stone of Iowa, and Louise Speth of Steel Ci brothers, Wayne of Lincoln, Neb., Crete, Neb.; a granddaughter, Sam and a grandson, James W.

He was preceded in death by tw brother and a son, James W. "Luk

Memorial contributions may be Peak Hospice, 3630 Sinton Road, C 80907.

FUNERALS TODAY

Hughes, Nelle, 10 a.m., Shrine of "America the Beautiful" Chapel of Fountain Blvd.

Brown, Betty Hybl, 11 a.m., Evergr 1005 S. Hancock Ave.

Morgan, Joseph Lawrence, 11 a.m., S Church, 9 El Pomar Road.

Atkinson, Albert Lloyd, 11 a.m., Swa Chapel, 501 N. Cascade Ave.

Franklin, Fred, 1 p.m., Swan Law Ca 501 N. Cascade Ave.

Burriss, Ann, 2 p.m., Shrine of R "America the Beautiful" Chapel of R Fountain Blvd.

DEATH ELSEWHERE

MAJ. RICHARD J. MEADOWS, who led rescue prisoners in Vietnam and hostages member of the U.S. Army Special Forces, day of leukemia in Crestview, Fla. He was 6

Meadows, who led more than 24 missi

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TELL IT TO THE GAZETTE

Readers react to 'community standards' resolution

On Wednesday's Commentary page, we published a preliminary draft version of a proposed "Resolution for Community Standards." The resolution, proposed by the local organization Colorado for Family Values, would encourage local elected officials to follow "community standards" when making policy on such issues as homosexuality, pornography and preservation of the family. The comments below represents some of the reaction we've received on the resolution.

CFV seeks to flex its political muscle

Regarding the CFV "Resolution for Community Standards": It is clear that this document was drafted, not to shed light on human and community needs, but to keep CFV busy and in the public eye until they reach their objective: namely, to control legislatures, laws and elected officials. They are using pious statements to promote their agenda of mistrust, hate and bigotry for the purpose of electing like-minded candidates who sign on to their empty rhetoric.

If CFV were truly interested in helping families, they would be working for more jobs paying a living wage and job training; affordable housing; care for all children, whether fortunate enough to be born in a nuclear family or not; and agencies which give positive help to all those who have no voice and no access to thousands of dollars to promote their cause. I challenge CFV to use their voice and funds for these purposes.

— Alice Snyder
Colorado Springs

Resolution reflects views on morality

I agree with the community standards resolution 100 percent. We have lived here almost 30 years. We came from the Chicago area to get away from a lot of the things that we see here happening. Having read this resolution, I agree with their stand on homosexuality, pornography, violence and the preservation of the family. I'd like to put my vote in that we adopt this resolution for our community.

— Robert Carver
Colorado Springs

Single mom says: 'We are a family'

This is in response to the July 26 article, "Do we need a resolution on community standards?" Although I find the entire concept of this article abhorrent, I take particular offense to their definition of the word "family." Webster's II New Riverside University Dictionary has four definitions of a family. Obviously, Kevin Tebedo and his cohorts at Colorado for Family Values are incapable of reading past the first definition.

I have been a single parent for most of my life as a parent. The three of us have been and always will be a family. Together, we persevered through severe illnesses and injuries, financial disaster, puberty and a myriad of other crises. Together, we celebrated innumerable triumphs, in sports, in academics and in our personal lives. We are a family.

I do not waste my time regretting choices I made in my life. I made the choices I made, and would not change one iota. Today, my children are starting down the path of adulthood. I am extremely proud of both of them. They are the finest achievement of my life.

Colorado for Family Values may call a family what they will; I know what comprises a family.

— Valeda Clark
Colorado Springs

Promoting morality starts with ourselves

I would like to comment on the latest proposal from Colorado for Family Values. I think that it is good to promote morality and it's time for those of us who want to lead good, Christian lives clean from homosexuality and pornography and violence.

We need to stand up for that. However, it begins at home. We cannot push this kind of thing off on the government. The police do their part about violence — there are already city codes going on. We don't need to pick on groups that we don't agree with any further than we already have. It is time to stop that and just take a look in the mirror and start with ourselves.

If we are doing our part in this area, and encourage others to do the same, then that's about all we can do. Because we cannot force other people to behave.

— Sandi Wilson
Colorado Springs

HOW TO PARTICIPATE

BY MAIL. Send letters to: Letters to the Editor/Gazette Telegraph/P.O. Box 1779/Colorado Springs, CO 80901.

BY FAX. Call 636-0202.

BY PHONE. Brief comments can be sent through a telephone message by calling 473-1919.

BY MODEM. Letters can be sent by E-Mail to the GT's Internet address, gazette@usa.net or through the GT on-line letter system, 636-0127.

All letters and comments must include the author's full name, address and phone number for verification. No anonymous letters will be published. Letters of 250 words or less will be considered first. The GT reserves the right to edit letters for length, taste and clarity.

I'll decide my own standards, thank you

Printing the proposed Resolution for Community Standards, on July 26 asking for reader comments to be passed along to City Council Members, is appreciated. I think most persons feel quite competent forming their own standards, and will likely continue to do so, regardless if the city adopts such a resolution or not. You will doubtless not hear from those of us who are uninfluenced by legislated values.

I hope we self-confident, opinion forming individuals can encourage everyone to evaluate each issue with respect to its impact on their own lives. It is a mystery to me why so many people require a consensus of others to establish the merit of their values.

The resolution limits its standards to issues of homosexuality, pornography, violence, and preservation of the nuclear family. It seems that these issues ignore many other standards worthy of consideration. For instance, our environment, participation in wars conducted abroad, divorce, education, et al. It seems if any intelligent citizen were to prioritize issues, neither homosexuality nor pornography would rank among the highest.

I don't know how these four issues become the limits of proposed Community Standards, and to remark upon each ascends me to the same pettiness of Colorado for Family Values, but maybe the triviality of each topic needs be articulated:

Homosexuality is not a choice of mine, but I continue to remain ill-informed of related issues. Is homosexuality by birth, or by choice? Is my church tolerant of, or hostile toward homosexuals? Have I ever met a homosexual? Learning answers to these questions would be similar to teaching an aardvark to tie a necktie; it would just have no practical application to me. And because I don't feel threats to my safety, my health, or my welfare, this affliction/behavior has all the earmarks of a victimless crime; the perpetrators suffer the consequences.

Pornography is not a choice of mine either, but I am equally uninformed of the issues related to this issue. Does available pornographic films and literature deter such devotees from sexual attacks on the unwelcome public? Can a disciple of nudism be circumspect about their precepts, or is any naked person pornographic? Again, my safety is not in jeopardy, my health is not in jeopardy, and my welfare is unaffected as long as I abstain from pornographic hangouts. I guess pornography doesn't hurt me, and may even help me if those without an ordinarily healthy release can find it where I am unaffected.

Violence cannot be endorsed by anyone, and it harms everyone. Presumably, prevention of violence is why Colorado legislators enact so many laws to punish perpetrators. I was pleased to read that the observer of a friend killing a Colorado Springs tourist was convicted of equal guilt for condoning and knowingly permitting such violence. If there are not enough laws to reduce violence, then let's pass more. It is pretty obvious that adopting a Community Standard against violence will have no impact at all upon violence, and community standards don't contain any penalties. What a naive, almost stupid, concept.

Preservation of the nuclear family is a very sacrosanct standard, and I remember being raised by a father working hard to provide for his family's needs, while my mother devoting herself to being on-hand to comfort, feed and provide essential love to us four kids. But compelling everyone to be in such an environment is maybe a bit altruistic. So many families are single-parent units today, for many reasons, not the least of which is incompatibility, finances and divorce. Many, maybe most, families require two adult incomes to supply elemental living provisions. And I certainly can't endorse mentally retarded persons preserving and participating in a growing nuclear family. Some persons are clearly unfit for, or ill-tempered toward a nuclear family. To these people, our standard should endorse avoiding a nuclear family. There is no one, single, universal solution to fit all conditions, nor to dictate a single, unyielding resolution of community standards.

I just have no need to subscribe to any public treaty defining my standards. My cynicism toward these issues places me into the category of "Don't Tell Me How to Think," you arrogant, holier-than-thou, supercilious Colorado for Family Values!

— Bill Landau
Colorado Springs

Heterosexual abuses the real problem

For 20 years I was a social worker. The families I worked with were in turmoil due to illness, death, unemployment, abandonment, selfishness, greed, dishonesty, stupidity and the absence of love, honor and dignity. The tragedy was not limited to one ethnic group, nor to one socio-economic group. With these children and parents, the only group that was excluded from my experiences was a group designated "homosexual."

"Homosexuals" don't have many children on welfare. The women's shelters seldom overflow because abused wives flee their drunken "homosexual" husbands. Girls in prostitution seldom "get their start" by being seduced by "homosexuals."

Abandoned children are normally fathered by some heterosexual stud who is just too much of a man to settle down with one woman. And the women who flock to such men are usually heterosexuals, too.

So, if heterosexuals would stop "shacking up" out of wedlock, using drugs, drinking beer, reading pornographic magazines, watching TV soaps, viewing trashy movies, and supporting prostitutes, the "tarnished economy" would go broke and "family values" would improve.

Since government has yet to protect society from violence, morality is surely too subtle a thing to expect a government to intelligently legislate. However, to produce a platform of hatred, fear and confusion as a means of promoting one's own agenda of self-aggrandizement, the government makes a successful tool/pawn.

— James L. Collins
Colorado Springs